

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1998
Frontage (ft):	156.00	Bathrooms:	5	Age:	26
Lot Area: (sq.ft.)	24,045.00	Full Baths:	4	Zoning:	R1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,476.17
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	024-035-050

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 9 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 17 SECTION 30 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP36109
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Jetted Bathtub,Microwave,Security System,Vacuum - Built In,Wet Bar
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'4 x 5'1	Main	Bedroom	14'4 x 1'10	Below	Games Room	14'0 x 15'5
Main	Living Room	15'11 x 14'2	Main	Bedroom	14'9 x 9'10			
Main	Dining Room	13'3 x 13'0	Main	Study	12'1 x 10'9			
Main	Kitchen	14'2 x 11'2	Main	Laundry	16'11 x 6'7			
Main	Eating Area	12'1 x 8'11	Below	Bedroom	13'6 x 16'6			
Main	Family Room	19'10 x 13'10	Below	Recreation Room	25'10 x 14'0			
Main	Primary Bedroom	19'6 x 19'2						

Finished Floor (Main):	2,857 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	1,000 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	3	No
Finished Floor (Total):	3,857 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	1,881 sqft	Basement:	Full,Partly Finished	Below	2	No
Grand Total:	5,738 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

First time on the market, this owner-built executive rancher is located in one of the best neighborhoods in Surrey's desirable Tynehead. Perfect for entertaining, this home boasts 9 foot ceilings, extensive mouldings and custom maple cabinetry all in an open plan that is sure to impress. The primary bedroom suite is on the main and also offers a second primary suite perfect for use as nanny or guest quarters. The basement level is partially finished offering a lower recreation level with a wet bar. This rare 1/2 acre + lot is flat, private, fully fenced and gated. With the oversized additional double garage, your recreation vehicles (39'8 x 13'9 and 28'7x15'7 garages) and hobbies can be easily accommodated.